Ministry of Christ Church College
540 North State Road 434, Suite 38
Altamonte Springs, Florida 32714
407-834-8062
www.ministryofchristchurch.org

IW109: Commercial Real Estate Investing
Certificate Course

Let us help you build your Resume Portfolio - because your work deserves to be seen… while you focus on building your skills for service, leadership, and career growth.

Course Description

This course is designed for adult learners who want to learn the fundamentals of commercial real estate investing and the strategies used to evaluate, acquire, and manage income-producing properties. Learners explore different types of commercial assets - such as apartments, offices, and retail centers - while gaining practical insight into financing options, partnership structures, and legal protections. The course also covers how to analyze deals, assess market conditions, and take advantage of tax opportunities available to commercial investors. Designed for beginners and growing investors, this course equips students with the knowledge needed to build a strong, sustainable commercial real estate portfolio.

What You Will Learn

By the end of this course, students will be able to:

- Understand the differences between residential and commercial real estate
- Identify major commercial property types (office, retail, industrial, multifamily, mixed-use, etc.)
- Recognize how commercial leases work (NNN, gross, modified gross)
- Understand cap rates, NOI, and basic valuation formulas
- Analyze simple commercial real estate deals
- Recognize risks, financing options, and market considerations
- Build a beginner-friendly commercial real estate learning plan

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Course Materials

This course uses the textbook:
Wealth Building Essentials For Dummies

All assignments, practicum activities, and the final exam are based on the themes and skills taught in the book.

Included in Your Course Package

• IW109 Syllabus Checklist
• IW109 Practicum Resume Portfolio Guide
• IW109 Final Exam (with stamped return envelope)
• Textbook and Resume Portfolio Notebook mailed directly from Amazon
• Certificate (suitable for framing) mailed upon receiving a passing score of 70% or better

Practicum Summary (for Resume Portfolio)

Practicums are for you to keep and add to your Resume Portfolio. A Resume Portfolio is a simple, personal collection of real work that shows your skills, your experience, and the quality of what you can do. It gives employers a clear picture of your strengths in a professional, easy-to-understand way.

Students will complete hands-on activities in:

- Identifying commercial property types and uses
- Practicing NOI and cap-rate calculations
- Reviewing commercial lease structures
- Analyzing a simple commercial deal scenario
- Exploring financing options and lender expectations
- Evaluating market and location considerations
- Completing a commercial real estate investing project summary

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Final Exam

The IW109 exam includes:

- Multiple-choice questions
- Short-answer questions
- Scenario-based application

Course Requirements

- Working knowledge of English
- Ability to complete written assignments
- Live within the United States
- Access to email for submitting coursework

Tuition

149.00 USD – Individual Course
Payment is made through Shopify.

After purchase, you will be able to immediately download the *Student Welcome & Instructions* PDF and follow the steps. Your course materials will be mailed once you complete the instructions in the PDF.

How to Enroll

Step 1: Download the Application
Visit the church college website to download the official application form.
Your application must be completed and received before your textbook and course materials will be delivered.

Step 2: Review the Full Catalog
The complete College Catalog is available on the college website.

Step 3: Submit Your Application

Mail your completed application to the college office. If you email your application, include **"Application"** in the subject line.

Your application must be received and processed before your textbook and course packets are mailed. (If you have not downloaded the application yet, it is available on the college website.)

Step 4: Purchase Your Course

Click here to purchase IW109 through Shopify, our secure online store.
Once purchased and your application is processed, your textbook and course packets will be mailed to you.

Policies

For all official policies including tuition, refund, and admissions requirements please refer to the College Catalog.